

057.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

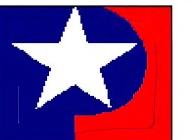
426,000 / 426,000

USE VALUE:

426,000 / 426,000

ASSESSED:

426,000 / 426,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	

Street 1: 252 MASSACHUSETTS

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TOULOPOULOS WILLIAM--TRS -

Owner 2: TOULOPOULOS NICHOLAS S -

Street 1: 252 MASS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,793 Sq. Ft. of land mainly classified as Housing Corp with a Apts 4-8 Building built about 1966, having primarily Brick Veneer Exterior and 5400 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 23 Rooms, and 11 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		10793		Sq. Ft.	Site		0	70.	0.34	11			Restric	-50					260,326						260,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
114							10793.000		159,500		6,200		260,300		426,000							
Total Card							0.248		159,500		6,200		260,300		426,000		Entered Lot Size					
Total Parcel							0.248		159,500		6,200		260,300		426,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.					
TAX DISTRICT										Parcel ID		PAT ACCT.					
Tax Yr						Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		Date	
2020						114	FV	119,900	6200	10,793.	520,700	646,800	646,800	Year End Roll		12/18/2019	
2019						114	FV	538,800	6400	10,793.	520,700	1,065,900	1,065,900	Year End Roll		1/3/2019	
2018						111	FV	538,800	6400	10,793.	349,600	894,800	894,800	Year End Roll		12/20/2017	
2017						111	FV	506,900	6400	10,793.	334,700	848,000	848,000	Year End Roll		1/3/2017	
2016						111	FV	506,900	6400	10,793.	305,000	818,300	818,300	Year End		1/4/2016	
2015						111	FV	473,600	6700	10,793.	245,500	725,800	725,800	Year End Roll		12/11/2014	
2014						111	FV	473,600	6700	10,793.	219,400	699,700	699,700	Year End Roll		12/16/2013	
2013						111	FV	473,600	6700	10,793.	208,300	688,600	688,600			12/13/2012	

PRINT		LAST REV	
Date		Date	
12/10/20		19:51:26	
ASR Map:			
Fact Dist:			
Reval Dist:			
Year:			
LandReason:			
BldReason:			
CivilDistrict:			
Ratio:			

